



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: April 21, 2022

Project: Intergraph North Campus, Phase 6 (Certified Plat 2022-007)

**Applicant/
Property
Owner:** Old Town II, LLC

Location: North of Graphics Drive, West of Angry Beaver Way

Request Summary

This is a request for a certified plat for two lots on 17.67 acres in the Intergraph North Campus Subdivision.



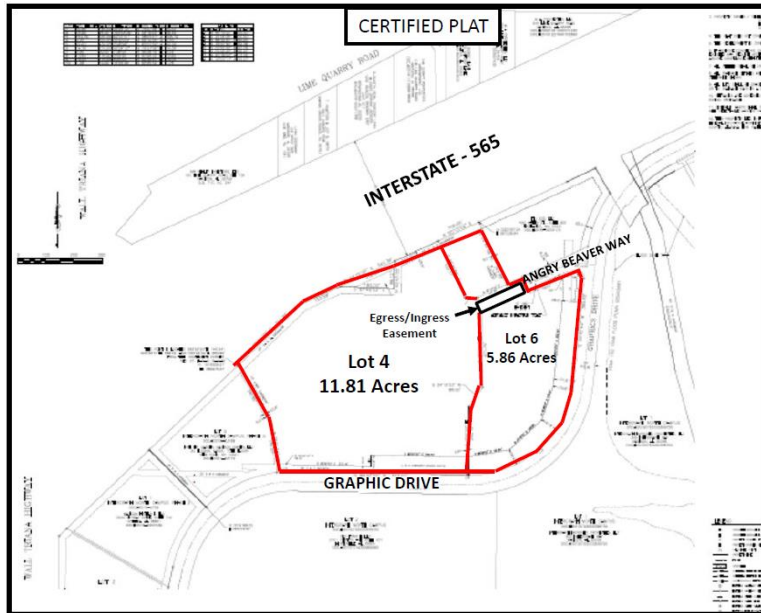
Recommendation

Motion to:

“Approve the Certified Plat for Intergraph North Campus, Phase 6 (CP2022-007) with contingencies.”

Project Request

This is a request for a certified plat to subdivide one lot into two. Lot 4 will be 11.81 acres and Lot 6 will be 5.86 acres. No new right-of-way is proposed with this request, but an ingress/egress easement through Lot 6 is proposed west of Angry Beaver Way.



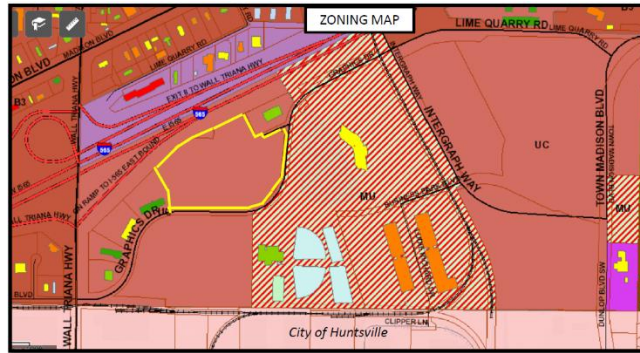
General Information

Background:

The Planning Commission approved Intergraph North Campus, Phase 6 on March 2, 2021; however, it was never recorded. Prior to that, Phase 5 was approved in March 2019 and established Lot 4 with 17.67 acres.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	M (Manufacturing)	UC (Urban Center)	Vacant
North of Subject Property (across I-565)	M	M1 (Restricted Industrial)	Service establishments
East of Subject Property	RM	MU (Mixed Use)	Hexagon
South of Subject Property (across Graphics Drive)	M	MU	Vacant
West of Subject Property	M	UC	Hotel



Conformance with Long Range Plans:

1. Future Land Use Map
The future land use map designates the subject property with the land use category of Manufacturing. This category is not consistent with the underlying zoning of UC. The Future Land Use Map has not been revised to reflect current land use patterns.
2. West Side Master Plan. Not Applicable
3. Growth Plan
The property is in the I-565 Corridor Key Development Area. The Plan recommends that this area has potential for a small commercial node. This area is developing as such with three hotels, a gas station and a convenience store.
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The approval of the certified plat will facilitate future development. It meets all applicable rules and regulations. Staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Intergraph North Campus, Phase 6/Certified Plat
2. Certified Plat dated and received April 12, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Recommended Technical Review Committee Contingencies
Intergraph North Campus, Phase 6
Certified Plat

1. Signatures
 - a) Huntsville Utilities
 - b) Dedication
 - c) Notary
 - d) Certificate of Accuracy

1. Submit Vacation of Easement paperwork before plat will be signed.